

***REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
INFRASTRUCTURE FINANCING TASK FORCE
9-12-08***

CENTRAL CITY REDEVELOPMENT PROJECT AREA

FIRE STATION #1 RENOVATION

\$6,700,000

Fire Station No. 1, located at 121 West Carrillo Street in the downtown area of Santa Barbara, is structurally and functionally inadequate, undersized for the current needs of the department, contains dilapidated building systems, and does not meet certain Building Code or Americans with Disabilities Act (ADA) requirements. The remodel will include a thorough renovation of the interior of the fire station including a seismic retrofit, a extensive remodel of the second floor crew's quarters, partial remodel of the first floor office area, replacement of all gas, water, sewer and electrical services, an emergency generator, structural caissons and steel moment frame connection modifications, concrete shear walls, tile roofing, elevator, windows, kitchen, ADA-compliant restrooms, HVAC (heating, ventilating and air conditioning), hazardous material abatement, electrical, plumbing, and temporary trailer accommodations. Construction began in June and will be completed by June 2009.

CARRILLO-CHAPALA MIXED USE PROJECT

\$2,000,000

The Agency and the Metropolitan Transit District have been working to develop property on the 1000 block of Chapala Street. The project site covers more than half of an entire City block and is composed of the 164-space City Parking Lot #3 and the MTD Transit Center. The intersection of Carrillo and Chapala Streets has seen major improvements in recent years, with the construction of the Hotel Andalucia and the Ralph's Supermarket. The property owners have identified an opportunity to consider a joint mixed-use redevelopment project on the property. A Downtown Transit Village is envisioned for this prime gateway site, incorporating public and private parking, a mix of housing, a new MTD transit center, and various commercial uses. The Agency has allocated \$2,000,000 towards this effort.

WEST DOWNTOWN IMPROVEMENT PROGRAM

\$3,000,000

The West Downtown area is that portion of the Central City Redevelopment Project area bordered by Carrillo Street on the north, Highway 101 on the west and south, and Chapala Street on the east. In November 2002, the RDA held two widely noticed public meetings that included about 40 participants from the community. The purpose of the meetings was to present and solicit suggestions for capital improvements that would improve the West Downtown neighborhood and to get feedback and a sense of priority, including improvements to the two primary pedestrian corridors of Ortega Street and Anapamu Street. A report summarizing these suggestions was forwarded to the Redevelopment Agency Board and will be used as a reference for future improvements to the area. The project scope is focused on the Anapamu Street and Ortega Street pedestrian corridor improvements. The scope of work will include landscape design that will create a consistent theme in a walkable corridor between the Westside and downtown. Proposed improvements include enhanced crosswalks, pedestrian-oriented lighting, landscaping and bulbouts. The Agency has allocated \$3 million for this program. Construction is scheduled to begin in the spring of 2009.

POLICE HEADQUARTERS RENOVATION

\$ 343,000

Funds for the design and engineering if various improvements at the Police Headquarters. Improvements will be focused on the core systems of the building and the locker room areas.

WESTSIDE CENTER PARK IMPROVEMENTS

\$ 250,000

The Westside Park, located adjacent to the 101 freeway, is an element of the West Downtown Improvement Program. Improvements to this heavily used park will include new landscaping, fencing, and a re-orientation of the park facilities to better serve the local neighborhood.

PLAZA VERA CRUZ***\$ 250,000***

Plaza Vera Cruz became the City's first playground in 1908. The improvements are almost completed and include ADA-compliant pathways, enhancements to park lighting, landscaping, seating, a repaved vehicle access road and other amenities. The park is scheduled to be opened in late-October

CARRILLO RECREATION CENTER***\$6,700,000***

Funding for the Carrillo Recreation Center Rehabilitation Project has appropriated to bring this three-story 20,000 sq. ft. structure was built in 1913 up to current performance standards. Scheduled improvements include, seismic upgrades, Americans with Disabilities Act (ADA) compliance, and extending the useful life of the building's core systems. The mechanical and electrical systems are old, it is seismically inadequate, and accessibility is difficult in many areas of the building. In February 2007 the Council approved a design services contract with Kruger Bensen Ziemer Architects, Incorporated (KBZ), in the amount of \$261,985 for design of the renovation of the Center. The project is scheduled to begin in the spring of 2009.

HISTORIC RAILCAR***\$ 405,000***

In 2001, Redevelopment Agency staff was contacted by representatives from the California Department of Transportation (CalTrans) Rail Program regarding possible Federal Transportation Enhancement Activities (TEA) funding for improvements at the Historic Rail Spur at the Santa Barbara Railroad Station. In 2006, a 1914 Pullman built heavyweight coach, rebuilt circa 1929 as the Southern Pacific Business Car Santa Barbara, and was found to be in the possession of Fillmore & Western in Fillmore, California. Fillmore & Western will sell, restore, transport the railcar to the Santa Barbara Railroad Station and install the railcar on the existing historic rail spur at a contracted price of \$295,000. Refurbishment of the car is expected to require 12 to 18 months. Total project costs are estimated to be \$324,500. However, with State reimbursements, the net cost to the City will be a maximum of \$41,808. The Redevelopment Agency has allocated a total of \$364,500 of which CalTrans will reimburse the Agency \$287,279 (81%). The railcar is set to be installed at the railroad depot in the early 2009.

MISSION CREEK FLOOD CONTROL ENHANCEMENT***\$2,500,000***

The Redevelopment Agency appropriated \$2,500,000 at the time of the issuance of the 2003A bond for this enhancement project. These funds augment the Army Corps of Engineers-funded flood control project for Mission Creek which will widen and rehabilitate the creek between Canon Perdido and Cabrillo Boulevard. Agency funds are designated to be used for enhancement to benefit the Project Area. Enhancements could include acquisition of property for creekside open space and pocket parks, landscaping, aesthetic treatments of historic bridges and pedestrian paths. Two properties at Bath and Ortega Streets have been recently purchased by the Agency and will eventually be developed into a park.

SPENCER ADAMS PARKING LOT IMPROVEMENTS***\$ 186,300***

This project will bring the parking facilities that serve the heavily-used Spencer Adams Lawn Bowls up to City standards. The project is scheduled to take two months and begin in early 2009.

COFFEE CAT PEDESTRIAN IMPROVEMENTS***\$147,207***

Funds for site improvements adjacent to the Casas Las Granadas affordable housing project including the relocation and replacement of nearby air conditioning equipment serving the building located at 1201 Anacapa Street and improvements to the adjacent

THOMPSON AVENUE IMPROVEMENTS:***\$200,000***

Funds for improvements to the plaza area adjacent to the Lyons Moving and Storage Building. Improvements include sidewalk repair and replacement, landscaping, trash enclosure expansion, paseo improvements and general street improvements.

VISITOR CENTER CONDOMINIUM PURCHASE:***\$500,000***

Funds for the purchase of La Entrada condominium space prior to development agreement. Visitor Center to be leased by the Chamber of Commerce and to include public restrooms.

LOWER STATE STREET SIDEWALKS: ***\$250,000***

Funds for improvements to the 00 block of State Street to complement the Ritz-Carlton Club development sidewalk improvements.

JARDIN DE LAS GRANADAS: ***\$150,000***

Project will consist of basic improvements to the open space area fronting Anapamu Street adjacent to the Casas Las Granadas Affordable Housing Project. Staff is currently working with Peikert Group to develop conceptual level plans. The project is nearing completion.

CHASE PALM PARK WISTERIA ARBOR: ***\$833,000***

Funds for the construction of a Wisteria Arbor at Chase Palm Park. Construction awaits the development of Fess Parker's Waterfront Hotel.

CULTURAL ACTIVITIES

PLAZA DE LA GUERRA INFRASTRUCTURE IMPROVEMENTS ***\$1,000,000***

The goal of these improvements is to design and construct infrastructure improvements that improve functionality of the Plaza for the pedestrian and the automobile. In 1853, with concern rising for the preservation of open spaces for the use of the general public, the Common Council in the newly formed City of Santa Barbara passed an Ordinance designating Plaza de la Guerra to be a City Square. Historically, Plaza de la Plaza has served as the City's cultural center. Since 1925, when the City Hall building was removed from the Plaza lawn and construction of the current City Hall building was completed, there have been periodic efforts to redesign and improve the Plaza.

The design firm of Campbell and Campbell was selected and received Agency approval for their design services. The Agency has allocated \$1 million toward design and construction.

COMMUNITY ARTS WORKSHOP ***\$1,000,000***

In response to the need for rehearsal space, production set construction space, and general performance space for art groups in the community; the Agency Board allocated \$1,000,000 in 2001 to fund a Community Arts Workshop. Agency-owned property at 631 Garden Street, has been identified as a potential location for such a workshop. The Agency is currently negotiating a long-term lease with Summer Solstice Celebration to manage a future workshop at this location. A local architectural firm, Poirier and David Architects, have Final designs have been approved. The current construction estimate is approximately \$1.29 million.

WATERFRONT AREA

EAST CABRILLO BOULEVARD SIDEWALK REPLACEMENT ***\$3,000,000***

This Agency project replaces existing sidewalks from Stearns Wharf to Milpas Street. Cabrillo Boulevard, considered one of the City's more scenic routes, is the primary thoroughfare along the City's beachfront east of State Street and is flanked by tourism-related businesses, hotels and recreational public parks. The Agency allocated \$3 million for this project which replaced over a mile of sidewalk on East Cabrillo Boulevard as well as providing new landscaping, benches and trash/recycling units. The project is nearing completion.

WEST BEACH PEDESTRIAN IMPROVEMENTS

\$3,250,000

The goal of the West Beach Pedestrian Improvement Project is to enhance the pedestrian linkage between Stearns Wharf and the Harbor and consist of a number of capital improvements including construction of enhanced pedestrian crossings and signals across Cabrillo Boulevard at Castillo Street, Bath Street, Ambassador Park and Chapala Street to the beach front; repair of the existing sidewalk from the wharf to Sea Landing; design and construction of viewing plazas on the beach across from Ambassador Park and Chapala Street; improved signage; developing opportunities for public art display; and possible placement of landscaping between the existing beachway and seawall from the wharf to Sea Landing.

WATERFRONT PROPERTY – 125 CACIQUE STREET

\$1,500,000

In 2001, the Redevelopment Agency purchased property at 125 Cacique Street in the waterfront area comprised of 4 parcels totaling 2.404 acres. The Agency is in the midst of evaluating responses to a formal RFP process.

OTHER ACTIVITIES

IPM – SUSTAINABLE PARK IMPROVEMENTS

\$ 156,000

In February 2006, the City Council approved the Pesticide Hazard and Exposure Reduction (PHAER) zone model for the City of Santa Barbara. The Redevelopment Agency budgeted \$156,000 in FY 2007 for the Parks and Recreation Department for proposed improvements that will significantly expedite these improvements in the Redevelopment Project Area and facilitate Parks and Recreation's efforts to maintain City Parks and City properties in a "green" manner. Approximately \$136,000 is earmarked for integrated pest management–sustainable improvements and \$20,000 has been designated for signage geared towards educating the public about the PHAER zone model and the City's green and sustainable efforts. To date, \$7,823 has been expended.

TRANSPORTATION MANAGEMENT PROGRAM

\$300,000

The Agency contributed \$300,000 this fiscal year for the operation of the City's Transportation Management Program (TMP). The TMP is a comprehensive traffic and parking management program that combines disincentives for single occupant automobile use with incentives for alternative modes of transportation. This program constitutes required mitigation for traffic impacts from private development and Agency downtown revitalization activities. Two commuter parking lots (Cota/Santa Barbara Streets and Carrillo/Castillo Streets) allow employees in the area to park on the fringes of the central business district and ride shuttle buses to workplaces. The annual contribution is used to underwrite the downtown and cross-town shuttle buses.

soils estimated at 985 cubic yards. Funds were appropriated in FY 2007 to Peoples' Self-Help Housing Corporation to remove the contaminated soil.

COMMUNITY GRANTS

OLD CITY COLLEGE SITE REHABILITATION:

\$1,500,000

Grant funds to the Santa Barbara Trust for Historic Preservation for use in rehabilitation of the Alhecama Theatre to be leased to the Ensemble Theater and the rehabilitation of onsite buildings for use by the Trust for administrative offices.

SANTA BARBARA CHANNELS MEDIA ARTS CENTER

\$1,000,000

Funds awarded in FY 2007 to Santa Barbara Channels to go towards the purchase of a Media Arts building for use two local television stations, Channels 17 and 21, and other non-profit arts organizations. The building would house two television studios, editing bays, office and meeting rooms, and two multi-use studio spaces and another office. The property has not been identified.

LOBERO AUDIO/VISUAL AND LIGHTING - 2008

\$201,588

A grant for a new audio system, a video system, and the replacement of existing halogen lights with LED.

ARTS MENTORSHIP PERFORMANCE AREA - 2008

\$69,916

Grant funds for retractable/moveable wall system between the two dance studio areas to make them more versatile. The project will include new lighting and a light/sound board system.

CENTER STAGE THEATER- 2008

\$56,000

Grant funds for the replacement of air conditioning units, truss equipment for the drapery, lighting and sound system support and new telephone equipment.

SUSTAINABLE ARTS STUDY - 2008

\$50,000

Grant funds for research into a system for providing sustainable funding for the arts community targeted at at-risk youth. The study will be a collaborative effort with the University of California Institute for Research.

STATE OF THE ART GALLERY - 2008

\$40,000

Continued funding of the installation of public art along the main downtown thoroughfare. Regional artists would be featured.

DOWNTOWN ORGANIZATION 1ST THURSDAY - 2008

\$25,000

Funds for maps and brochures promoting the free public downtown evening events of gallery openings, lectures, concerts and street performances on the 1st Thursday of every month.

SANTA BARBARA COURTHOUSE LEGACY FOUNDATION - 2008

\$25,000

Funds to be used in the restoration of the Spirit of the Ocean fountain on the façade of the historic downtown County Courthouse. The Courthouse has a major presence in the downtown drawing international media and tourists alike.

SANTA BARBARA HISPANIC CHAMBER OF COMMERCE- 2008

\$3,600

Funds for brochures for Business Trade Expo that will promote the stability and growth of small and medium locally-owned businesses.